

The Salisbury Planning Board held its regular meeting Tuesday, February 28, 2006, in the City Council Chamber of the Salisbury City Hall at 4 p.m. with the following being present and absent:

**PRESENT:** Lou Manning, Brian Miller, Sandy Reitz, Albert Stout, Dr. Kelly Vance, Charlie Walters, and Diane Young

**ABSENT:** Dr. Mark Beymer, Bryce Ulrich, Valarie Stewart, and Price Wagoner

**STAFF:** Janet Gapen, Dan Mikkelson, Preston Mitchell, Diana Moghrabi, Joe Morris, David Phillips, and Patrick Ritchie

Chairman Brian Miller called the meeting to order and offered the invocation. The minutes of the February 14, 2006, meeting will be approved at the next meeting. Tommy Hairston's position on the Board is pending recommendation from the County since he will be an ETJ representative; the Board is currently short one member even though City Council made their recommendation.

## **OLD BUSINESS**

**A. G-02-06** Early Bird Properties, LLC (Dollar General)  
2108 Mooresville Road  
Tax Map 459, Parcels 049 & P/O 240, 242  
Zoning BRT w/ GDA Overlay

- Receive a report from Committee 2

The committee did not have a quorum. Albert Stout was the only person on the committee who attended, along with staff, the developer, and members of the public.

**Rodney Queen**, 101 Polo Drive, asked to speak on behalf of Early Bird Properties who had traveled from Chattanooga, Tennessee, for an unproductive meeting. He pointed out that the zoning is proper, NC DOT has addressed traffic concerns and made their approval, and there is a "stub-out" for future growth.

Salisbury does not have design standards that need to be addressed on this property. Even so, the developer has agreed to a bricked front facade. In the immediate area, the churches have a variety of facades, materials, and roof pitches. There is no reason not to approve this site plan.

**Jennifer Greer** of Chattanooga, Tennessee stated that the developer is excited about the project.

This was not a formal Courtesy Hearing, but the chairman offered an opportunity for the public to speak both in favor and opposed.

The Chair reviewed what was covered at the February 14, 2006, Planning Board meeting.

There has been good conversation about this project and many options have been discussed. Albert Stout, Charlie Walters, and Diane Young felt that it was right to proceed with a vote. Diane Young encouraged the public to attend the March 21, Council meeting and voice their concerns again.

Lou Manning felt that any style of building in that area would conform. He made a MOTION to recommend approval of G-02-06 as submitted. All members voted AYE. (6-0)

The Board chose to move forward in spite of the committee not having a quorum for their meeting. This case will proceed to City Council March 21, where the public will have another opportunity to comment. Preston Mitchell will contact those members of the public who attended the committee meeting.

Dr. Kelly Vance took her seat on the Board after the vote.

**B. T-04-06 ARISE text amendment**

The Board received a verbal report from Legislative Committee A, which met February 24. Conversation revolved around issues like funding, state permits, and recognition from the school system.

Sandy Reitz felt that there still needed to be more discussion and made a MOTION to send this back to committee for further discussion. Lou Manning seconded the motion with all members voting AYE. (7-0)

According to the new planning laws, Planning Board now has only 30 days to process the request. The Board can act today, or the applicant can withdraw the application until questions have been answered. If the Board fails to take action it will go to Council as an approval recommendation.

Albert Stout was not satisfied that they had enough information to recommend approval. Several members voiced their opposition to the 30-day process requirement. The requirement does not allow due diligence and can impact the community. Sandy Reitz felt justified in making a MOTION to deny. Lou Manning seconded the motion with all members voting AYE. (7-0)

**NEW BUSINESS**

- A.** Patrick Ritchie made a staff presentation for the Planning Board to consider a revision and request for extension, of Preliminary Plat S-04-92 for Oakview Commons Phase 3. This was previously approved by Planning Board January 2004. The proposed revision includes an additional stub street to connect to Scottsdale Drive.

The plan is consistent with the previously approved plat except for the addition of the new stub street. The additional stub street will provide a future connection to Scottsdale Drive as

recommended by Vision 2020. When installed, the connection will provide a second entry/exit point for the subdivision which is desired by the City and NC DOT. The location of the stub street as proposed does not comply with the minimum distance of 200 feet between intersections as required by City standards.

Staff reviewed the location of the proposed stub with the developer prior to submittal of the plan and discussed it at length during the TRC review. Due to physical limitations within the site, it is impractical to extend Mossy Oak Lane or Pin Oak Drive to make a direct connection to Scottsdale Drive. As proposed, the connection creates a new “T” intersection on Summer Oak Drive midway between Mossy Oak Lane and Pin Oak Drive. This configuration forces incoming traffic to stop and make a turn which provides positive traffic calming that would not be assured with a straight through connection. Staff would prefer that the intersection be located at a point which meets all city standards; however, staff feels that the benefits of the additional connection, the traffic calming inherent in the proposed geometry, and the location in an area which will be subject to relatively low traffic volume make this a viable alternative.

The TRC recommends approval of the plat as submitted, with relief from standards to allow the distance between intersections on Summer Oak Drive to be less than 200 feet.

If approved by Planning Board, the Preliminary Plat will be subject to the following standard conditions:

1. Improvements for drainage, streets, water and sewer must be designed in accordance with City standards and policies.
2. An agreement concerning extension of water and sewer lines must be completed and approved by the developer and City Council.
3. Street names must be reviewed and approved by Rowan County.
4. All surveying and engineering plans must be tied to the NC State Plane Coordinate System.
5. Erosion control must be provided in accordance with Rowan County regulations.
6. Approval of the preliminary plat will be valid for two years. Extensions of preliminary plat approval may be requested for no added cost in advance of the expiration date, or for 50 percent of standard fees after the expiration date.

The developer, John Fletcher, was present to answer any questions.

Lou Manning made a MOTION to recommend approval of S-04-92 as submitted with all members voting AYE. (7-0)

## **COMMITTEES**

### **A. Report from Committee 1–Sidewalk Plan**

The Planning Board’s Committee 1 convened their meeting on February 23, 2006, to discuss the creation of the anticipated Sidewalk Prioritization Plan. This was a goal for the 2005-2006 fiscal

year but has been carried over to the 2006-2007 year with specific, time-managed, actions steps being established for this year's goals.

The committee agreed that a list of scoring criteria needs to be established to assist in objectively prioritizing the City's needs. Some of the criteria that were initially conceived were as follows:

- Proximity to Destination Points (high concentrations of retail, restaurant, office, etc.)
- Proximity to Churches, Schools and Daycares
- Proximity to Proximity to Transit lines
- Proximity to the Greenway
- Traffic Counts / Population Density
- Basic Need

The committee decided to reconvene with Steve Weatherford, Manager of Streets Division of Public Services. In addition, the committee will further consider the scoring criteria and plan to compose a list for the Planning Board's review and approval in the near future.

No motion was required; no official recommendation or action was brought to the Board.

Lou Manning stated that, "If there are visible ruts and pathways, there is a need for sidewalk."

**B. Nomination Committee--Request to convene for nominations of 2006-07 officers.**

The committee members are Diane Young, Chair, Sandy Reitz, Albert Stout, and Charlie Walters. A meeting was scheduled for Monday, March 6, at 8 a.m. in the first floor conference room. Nominations will be presented to Planning Board at the March 14 meeting.

There being no further business to come before the Planning Board, the meeting was adjourned at 5 p.m.

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Brian Miller, Chairman

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Lou Manning, Vice Chairman

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Secretary, Diana Moghrabi